4. Landscape Architectural Guidelines

a. Landscape Architecture Theme

The landscape architectural design for this project will address the theme of the Palm Springs area - that of a lush, desert oasis - as well as making a commitment to water conservation. These criteria can both be accommodated through the selection and layout of "water efficient" plant material with a state-of-the-art irrigation system.

The landscape style will complement the desert southwest architectural theme. Characteristics of this landscape style are:

- utilization of water efficient plant material;
- selection of plant material for full season performance;
- use of lawn for yard landscaping accent, active areas and drainage areas only;
- minimal use of perennial groundcover;
- use of annual color only where color accent is of value;
- use of finely crushed Palm Springs Gold rock in shrub beds;
- design for ease of maintenance; and
- drip irrigation system.

b. Planting Guidelines

The landscape theme is for a lush, full foliaged appeal, but without the concurrent need for excessive irrigation. Thematic planting of desert trees such as Palo Verde, Mesquite, Ironwood, Desert Willow, Acacias and Palm Trees will be interwoven with relatively drought tolerant, non-desert trees such as African Sumac, California Pepper, Carob and Jacaranda. To accommodate the traditional Palm Springs look, an emphasis may be made with Palm and evergreen trees, with a few deciduous trees added for their seasonal bloom qualities.

Shrubbery will be selected for a full season look, with an eye towards ease of maintenance. Desert shrubs such as Texas Ranger hybrids, Cassias, Yuccas, Desert Spoon, etc., will be interplayed with rugged sub-tropical shrubs, including Dwarf Oleander, and Bronze New Zealand Flax. Maintenance specifications will orient pruning of shrubs towards a natural, non-sheared appearance.

Where appropriate, flowering vines (such as Carolina Jessamine) will be utilized to provide color accent to the landscape. Perennial groundcover planting will be minimized, with Palm Springs Gold "Fines" (a finely crushed local rock) used as a major theme groundcover material. Annual flower beds will be provided in key accent locations to provide a sharp color accent.

Lawn will be utilized primarily in areas where active use and focal points are planned. Anticipated use of lawn will be about one third to one half the area found in typical non-water-efficient landscapes. Turf selection will be a base of hybrid Bermuda, overseeded in the cool season with perennial rye.

Informal plantings of relocated date palms from the site will be utilized in major parkways and other public areas. Emphasis will be made on a more formal design for median islands, with informal parkway layouts of clustered trees and shrubs.

c. Special Treatments

- Solar Protection

  Trees will be located in suitable locations for passive solar protection, specifically to shade windows, walls, and roofs from direct exposure to the sun in summer months.

- Wind Protection

  Trees and shrubs will be planted, where appropriate, to provide protection from the prevailing westerly winds. Typical windbreak trees are the Arizona Cypress and Tamarisk. Suitable windbreak shrubs are Oleander, Hop Bush, Photinia, and Carolina Cherry.

- Irrigation System

  The irrigation design will primarily utilize the efficient drip system, with standard spray heads used only in lawn and annual color areas. The use of water applied only to the plant roots will not only minimize the use of water, but will also greatly reduce the amount of shrub bed weeding associated with the random scattering of spray systems. Soil tensiometers will be employed to further reduce use of water, and computerized electronic time clocks will make it possible to fine tune irrigation deployment.

  The irrigation system will be designed to meet the following guidelines:

- Zone all irrigation demand areas separately for maximum irrigation efficiency. Group plants with similar water needs together on the irrigation system.
- Design the irrigation system to allow maximum water management and control from one central location. All control valves should be wired separately.
- Design a system that will minimize the maintenance and repair of the irrigation components.

- Introduce irrigation devices that will allow the sensing and monitoring of fountains, pumps, storage tanks, and wells.
- Require all front and side yards to be landscaped. Rear yards shall be screened from public view or landscaped.
- Use computer equipment that will give print-out information of the water used daily for water budgeting.
- Write irrigation procedures for operation to minimize water use.
- Irrigate the indigenous and desert-adapted plant material only according to their needs.

- Grounds Lighting

Landscape, pedestrian and security lighting will utilize modern H.I.D. (high intensity discharge) and fluorescent lamps in non-glare fixtures. High wattage incandescent lamps will be avoided.

d. Plant Selection List

Plant material for parkway and public areas, private homes, recreational areas, windbreaks, and golf courses will be selected from the following list. Additional plants may be used where approved by the Architectural Committee, and of similar characteristics.

1. Trees:

Acacia farnesiana	Shoestring Acacia
Acacia smallii	Sweet Acacia
Arecastrum romanzoffiianum	Queen Palm
Brachytchiton populneus	Bottle Tree
Bauhinia sp.	Orchid Tree
Ceratonia siliqua	Carob Tree
Cercidium floridum	Blue Palo Verde
Cercidium praecox	Sonoran Palo Verde
Chamaerops humilis	Mediterranean Fan Palm
Chilopsis linearls	Desert Willow
Citrus	Citrus
Cupressus glabra	Arizona Cypress
Jacaranda mimosfolia	Jacaranda
Lagerstroemia indica	Crape Myrtle
Lysiloma thornberi	Feather Bush
Olea europaea	Olive
Olneya tesota	Ironwood
Parkinsonia aculeata	Mexican Palo Verde
Phoenix dactylifera	Date Palm
Pinus eldarica	Mordell Pine

Pinus halepensis	Aleppo Pine
Pittosporum phillyraeoides	Willow Pittosporum
Prosopis pubescen	Screw Bean Mesquite
Prosopis chilensis	Chilean Mesquite
Prunus cerasifera ' 'Atropururea'	Purple Leaf Plum
Pyrus kawakamii	Evergreen Pear
Rhus lancea	African Sumac
Schinus terebinthifolius	Brazilian Pepper
Taxarix aphylla	Tamarisk
Vaquelinia californica	Arizona Rosewood
Washingtonia filifera	California Fan Palm
Washingtonia robusta	Mexican Fan Palm
	Cape Honeysuckle
	Heritage Live Oak
	Eucalyptus
	California Pepper
	Wiping Willow

2. Shrubs:

Baccharis sarothroides	Desert Broom
Beloperone californica	Chuparosa
Caesalpinia gillesii	Yellow Mexican Bird of Paradise
Caesalpinia pulcherr	Red Mexican Bird of Paradise
Cassia artemisioides	Feathery Cassia
Cassia nemophylla	Bushy Senna
Cassia wislizenii	Shrubby Senna
Chamaerops humilis	Mediterranean Fan Palm
Cortaderia selloana	Pampas Grass
Dodonea viscosa	Green Hop Bush
Encelia farnosa	Brittlebrush
Gelsemium sempervirens	Carolina Jessamine
Hesperaloe parviflora	Red Yucca
Larrea tridentata	Creosote Bush
Leucophyllum f. 'Green Cloud'	Texas Ranger
Nandina domestica	Heavenly Bamboo
Nerium oleander	Oleander
Nerium oleander 'Petite Pink'	Dwarf Oleander
Nolina microcarpa	Bear Grass
Pennisetum s. 'Cupreum'	Purple Fountain Grass
Pittosporum tobira	Mock Orange

Raphiolepis indica	India Hawthorn
Xylosma congestum	Shiney Xylosma
Yucca baccata	Spanish Bayonet
Yucca recurvifolia	Soft Leaf Yucca
	Turniteine Bruch
	White Rain
	Lily

3. Groundcovers:

Acacia r. 'prostrata'	Prostrate Acacia
Aristada purpurea	Red Three Awn
Baccharis 'Centennial'	Prostrate Hybrid
Baileya multiradiata	Desert Marigold
Dalea greggii	Prostrate Indigo
Gazania sp.	African Daisy
Garzania splendens 'Sungold'	Sun Gold Gazania
Hybrid bermuda	#328 Tif Green
Ipomea pes-caprae	Railroad Vine (sand stabilization)
Rosmarinus o. 'Prostratus'	Prostrate Rosemary
Verbena peruviana	Verbena
Wedelia tribbada	Wedelia Trilobata
	Mexican Prinrose

4. Cacti:

Echinocereus engelmannii	Hedgehog Cactus
Ferocactus acanthodes	Barrel Cactus
Opuntia basilaris	Beavertail
Opuntia bigeiovii	Jumping Cholla
Fouquieria splendens	Ocotillo